

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Change of use of part of outbuilding to dog grooming business, install removeable signage to north roadside boundary.

LOCATION: Cantizac, La Marette Road, St. Sampson.

APPLICANT: Mrs K A Queru

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 19/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Block Layout Plan, internal layout plan, external layout proposal (roadside lean-to sign) and branding details and letter dated 13/12/2025

Application Ref: FULL/2025/1637

Property Ref: B01629A000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.The business use hereby permitted shall be operated in accordance with the applicant's letter dated 13/12/2025 and shall continue only for as long as the associated dwelling is occupied by a person employed in that business.

Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations and the operation of the business from the application site would be unsatisfactory in its effect on the dwelling in question if it were isolated from the business activities.

5.There shall be no more than two dogs on the premises at any time and the hours of operation of the dog grooming parlour shall be limited to Mondays to Fridays 0900 hours to 1800 hours and Saturdays 0900 hours to 1700 hours and there shall be no working on Sundays or Public Holidays.

Reason - To prevent a nuisance or annoyance to nearby residents.

6.Equipment required in connection with the dog grooming home based business hereby approved shall only be operated inside the building hereby approved for this home based employment purpose.

Reason - A limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

7.This permission relates to the use of this dwelling for the home based business specified in the application, in accordance with the provisions of Residential use class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance. On the cessation of any professional or business purposes or retail trade

or business in accordance with this use class, the dwelling shall revert to use as a single dwellinghouse, as defined in Residential Use Class 1 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - To allow return to use as a single dwellinghouse without the need for a further grant of planning permission.

Expiry Date: This permission will cease to have effect on 18/12/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please note that this permission relates only to a home based business operating for the purposes of dog grooming and does not relate to dog boarding, for dogs to remain on the site overnight.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/1637
Property Ref: B01629A000
Valid date: 29/10/2025
Location: Cantizac La Marette Road St. Sampson Guernsey GY2 4FR
Proposal: Change of use of part of outbuilding to dog grooming business, install removeable signage to north roadside boundary.

Applicant: Mrs K A Queru

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The business use hereby permitted shall be operated in accordance with the applicant's letter dated 13/12/2025 and shall continue only for as long as the associated dwelling is occupied by a person employed in that business.

Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations and the operation of the business from the application site would be unsatisfactory in its effect on the dwelling in question if it were isolated from the business activities.

5. There shall be no more than two dogs on the premises at any time and the hours of operation of the dog grooming parlour shall be limited to Mondays to Fridays 0900 hours to 1800 hours and Saturdays 0900 hours to 1700 hours and there shall be no working on Sundays or Public Holidays.

Reason - To prevent a nuisance or annoyance to nearby residents.

6. Equipment required in connection with the dog grooming home based business hereby approved shall only be operated inside the building hereby approved for this home based employment purpose.

Reason - A limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

7. This permission relates to the use of this dwelling for the home based business specified in the application, in accordance with the provisions of Residential use class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance. On the cessation of any professional or business purposes or retail trade or business in accordance with this use class, the dwelling shall revert to use as a single dwellinghouse, as defined in Residential Use Class 1 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - To allow return to use as a single dwellinghouse without the need for a further grant of planning permission.

INFORMATIVES

Please note that this permission relates only to a home based business operating for the purposes of dog grooming and does not relate to dog boarding, for dogs to remain on the site overnight.

OFFICER'S REPORT

Site Description:

Cantizac is a detached dwelling situated to the south of La Murette Road. There is a single-storey pitched roof outbuilding situated adjacent to the east site boundary, within the recognised domestic garden area of the property.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

Applications in 2024 for extensions/alterations to the main dwelling.

Existing Use(s):

01 dwellinghouse
28 agriculture

Brief Description of Development:

The application relates to the change of use of part of the outbuilding as a home-based business for dog grooming, from Use Class 1, to Use Class 5.

The application was deferred to seek clarification regarding the applicant/site owner/employees. The application form was amended and associated information updated as the applicant was changed from Mr to Mrs Queru. The applicants daughter is to be a director, working for Mrs Queru, the company owner.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Island Development Plan Policies:

GP8: Design
GP9: Sustainable Development
GP14: Home Based Employment
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation - There is currently insufficient information for me to comment fully on the proposals.

Due to the proximity of the proposed dog grooming business to neighbouring properties, I have concerns regarding the potential for noise nuisance to impact the amenity of nearby residents. I would ask that the applicant provides the following information:

- Specification of the proposed dryers, including any acoustic information.
- Proposed operating hours.
- Confirmation whether there are plans to offer a daycare facility.
- Maximum number of dogs groomed per day.
- Details on the construction of the packing shed with particular regard to the wall and roofing materials, any sound insulation, as well as the location of any windows to enable me to consider the potential for noise escape from the building.

19/11/2025

I have reviewed the proposed plans for Cantizac which were received by email on 13th November 2025 and there are a number of issues of concern that I must raise. I have concerns regarding the potential for noise nuisance to arise from the proposed grooming salon, particularly in relation to dog barking and the operation of grooming equipment. I do have concerns regarding operation of noisy equipment with doors and windows open, however I appreciate the animal welfare implications of recommending such a condition. In order to protect the amenity of nearby residents, I recommend that the following conditions be attached to any consent granted for this application:

- A maximum of 2 dogs are to be allowed on the business premises at any one time.
- No dogs shall be boarded as part of the business operations.
- Dog grooming equipment shall be operated in the building only.
- The use hereby permitted shall not be open to dog grooming except between the hours of 09:00 and 18:00 on Mondays to Fridays, 09:00 and 17:00 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.

States Veterinary Officer – no comments received at point of determination.

Summary of Issues:

The key issues in this case relate to the potential impact of the proposed use on the amenities of surrounding residents with regard to noise and nuisance and in relation to increased vehicle movements at the site.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy GP14 makes provision for home-based employment as this can reduce the demand for additional business accommodation and allow people to start up a business at their home with very little initial outlay in premises costs. Nonetheless, such proposals will only be supported where there would not be an adverse impact on neighbouring residents or the surrounding area because of increased activity and disturbance.

The principal use of the building would remain as a dwelling. The minor alterations to the fenestration would have no adverse effects on the character and appearance of the area and nor would the physical alterations impact on residential amenity.

It is clear from the application form that the applicant is the owner of the business and lives in the dwelling-house, Cantizac (GP14 a). The number of dogs accommodated in the grooming parlour (2 dogs) aspect of the business is limited. To operate dog grooming from the site can represent home-based employment provided there would not be an adverse impact on neighbour amenity and the area (criteria b) resulting, in this case, primarily from disturbance from dogs on the site which is considered in more detail below. Criteria c) is not considered directly relevant as there are no new buildings proposed in connection with the business.

This application must assess whether there would be undue harm to residential amenity from the dog grooming operation should permission be granted and whether planning conditions could be used to help mitigate any potential impact (e.g. conditions relating to the number of dogs/hours of drop off/pick up).

The key issue in this case is the number of dogs on the site at any one time and whether this would represent home based employment which can operate without unacceptable detrimental impacts on the amenity of the area or the amenities of nearby residents.

As part of the application consultation has been undertaken with the Office of Environmental Health and Pollution Regulation who have recommended various conditions relating to the number of dogs at the business premises, hours of operation (which ties to the hours set out on the submission) and the use/location of dog grooming equipment to be within the building only. A condition relating to keeping the doors/windows closed when equipment is in operation is not recommended as this could impact on the welfare of occupants in terms of good

ventilation etc. Fenestration does however, face into the site and away from neighbouring properties which should help limit nuisance to nearby residents.

Although a condition is recommended relating to dog boarding the application is specifically for a dog grooming parlour. To operate dog boarding would require the separate grant of planning permission and would be assessed at that time against the policies in place at that time. The applicant has confirmed that no dog boarding is proposed and this can also be highlighted as an informative note.

Formal action against a statutory nuisance under the Public Health Ordinance could occur if nuisance is reported.

Consultation was invited with the States Vet in relation to welfare standards and although no comments were received at the point of determination matters relating to welfare standards would ultimately be assessed under other relevant laws.

There is ample on-site parking and there is provision for turning to enable vehicles to enter and exit in a forward gear. The modest increase in the use of the access would not raise any significant road safety or traffic management issues having regard to Policies IP7 and IP9.

The signage proposed attached to the building represents the current exemption rights and does not require permission. The roadside, removable sign, is modest in size and reasonable given the location of the site, just off the highway. It is considered to comply with the aims and relevant policies of the IDP.

In view of the above it is recommended permission is granted for the change of use proposed with conditions as set out above/recommended by OEHPR.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 18/12/2025

